

## **Building Division**



# **Building and Structure Permits Fee Schedule**

**Effective**

**Aug 15, 2004**

**This Fee Schedule is available on-line at  
[www.ci.san-jose.ca.us/building/](http://www.ci.san-jose.ca.us/building/)**

# Building and Structure Permits Fee Schedule

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Fee Estimates may be obtained from the Building Division for a cost of \$100 per hour. The Fee Estimate Request Form is available at [www.ci.san-jose.ca.us/building/](http://www.ci.san-jose.ca.us/building/). Registered applicants may generate their own Fee Estimates and obtain Permits On-line at [www.sjpermits.org](http://www.sjpermits.org).

DUPLICATING FEES	
Assess a minimum document research fee of \$25.00 or an hourly rate of \$50.00 an hour plus the copy fees listed below	
8 1/2" x 11" Photocopies 11" x 17" Photocopies	\$0.15 per page \$0.25 per page
8 1/2" x 11" Microfilm/ Optical Record Copies Plans (Microfilm, Microfiche, or Blue Prints)	\$0.25 per page \$4.50 each sheet
Document Research	\$100.00 per hour, \$25.00 minimum
Duplicate job cards	\$35.00 minimum process fee for first 20 minutes or \$100.00 per hour
Plan Duplication Authorization Request	\$35.00 per required affidavit
Duplicate Plan Set	\$170.00 per hour (minimum charge – 1/2 hr)

SPECIAL SERVICES AND INSPECTION FEES	
Inspections outside of normal business hours	\$166.00 per hour (minimum charge - 4 hrs)
Re-inspection Fee	\$166.00 per hour
Inspection Services for which no fee is specifically indicated	\$166.00 per hour
Permit Processing Services for which no fee is specifically indicated	\$100.00 per hour
Expedited Inspection Fee	\$166.00 per hour
Guaranteed Next Day/Inspector of Record Surcharge	Additional 25% of Permit Fee
Intent to Rough Frame	\$332.00 per permit
Permit time extension (180 days) Applies to permits that have not expired.	\$50.00 per permit folder
Address Assignment/Verification	\$200.00 minimum (2 hours) plus additional time at \$100.00 per hour
Temporary Certificate of Occupancy Fee (for each application and for any renewal(s))	\$664.00 plus \$166.00 per hour after 4 hours
Re-roofing Permit (fee includes permit issuance, record retention, G.P. and SMIPA fees)	\$220.60 for Residential \$284.50 for Commercial/Industrial

**DEPOSIT - CONSTRUCTION & DEMOLITION DIVERSION PROGRAM**

All projects requiring a building permit also require a CDDD Deposit. These include new construction, alteration and demolition work for both residential and non-residential projects. This is a deposit that is returned to applicants that meet the refund requirements set forth in the CDDD guidelines. Information on this program can be found at <http://www.sjrecycles.org/business/cddd.htm>

Building Segment	Deposit per Sq. Ft.	Minimum Valuation	Maximum Sq. Ft. Subject to Deposit
Residential new construction	\$0.20	\$115,000	125,000 detached 100,000 attached
Non-residential new construction	\$0.10	\$135,000	25,000 commercial 75,000 industrial
Residential alterations	\$1.16	\$2,000	None
Non-Residential alterations	\$0.35	\$5,000	None
Residential demolition	\$0.35	\$5,000	None
Non-residential demolition	\$0.10	None	None
Roof project with tear-off	\$100.00 Flat Rate	None	None

**PERMIT FEES****PERMIT ISSUANCE**

TYPE	FEE
Residential Permits	\$35.00 for the 1st trade permitted plus \$25.00 for each additional concurrent trade permitted or \$100.00 per hour of actual processing time which ever is greater
Non-Residential Permits	\$35.00 for the 1st trade permitted plus \$25.00 for each additional concurrent trade permitted or \$100.00 per hour of actual processing time which ever is greater

**RECORD RETENTION**

Record Retention	10% of the total cost of the permit(s). Applies to permits for all trades with a minimum fee is \$15.00 and a maximum fee is \$2000.00 per permit form for retention of the documents except for electronic plan submissions of the City approved stamped plans which are 5% of the permit cost
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**GENERAL PLAN UPDATE**

General Plan Update	1.25% of the total cost of the permit(s). Applies to most permit fees to cover the State-mandated requirement to annually update the City's General Plan
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### RESIDENTIAL BUILDING PERMITS

Residential Building and Combination Permit Fees shall be \$166.00 per hour for inspection time expended or the amounts set forth below, whichever is greater. The fees are based on the average number of inspection hours required to complete the project. These Building Permit Fees are in addition to the Permit Issuance Fees set forth in Section 3.350.

#### Building Residential Permit Fee Table

\*Maximum fee caps apply when multiple additions or alterations listed in this table are combined into a single permit

<u>*Single Family Max Cap</u>	<u>Cap Hrs</u>	<u>Trades Associate</u>	<u>Cap Fee</u>	<u>Size and Trade Modifiers</u> (additional increments are in hours)
Single Family Tracts – 1 Story	12.0	BPME	\$1,992.00	
Single Family Tracts – 2 Story	14.0	BPME	\$2,324.00	
Custom Homes – 1 Story	15.0	BPME	\$2,490.00	
Custom Homes – 2 Story	17.0	BPME	\$2,822.00	
<u>*Add/Alt Combo Max Caps</u>	<u>Base Cap Hours</u>		<u>Base Fee</u>	
Alteration (A1 and A2)	6.00	BPME	\$996.00	for first 500 sq ft + .003 hrs ea add sq ft
Addition (A1)	8.50	BPME	\$1,411.00	for first 500 sq ft + .003 hrs ea add sq ft
Add/Alt (A1)	9.00	BPME	\$1,494.00	for first 500 sq ft + .003 hrs ea add sq ft
Addition (A2)	10.50	BPME	\$1,743.00	for first 500 sq ft + .003 hrs ea add sq ft
Add/Alt (A2)	11.00	BPME	\$1,826.00	for first 500 sq ft + .003 hrs ea add sq ft
RS Garage	5.00	BPME	\$830.00	for first 500 sq ft + .0015 hrs ea add sq ft
Accessory	5.00	BPME	\$830.00	for first 500 sq ft + .003 hrs ea add sq ft
Combo (add/alt, garage, acc)	11.00	BPME	\$1,826.00	for first 500 sq ft + .003 hrs ea add sq ft
<u>New Construction Dwellings</u>	<u>Base Hrs</u>		<u>Base Fee</u>	
Multifamily	6.00	BPME	\$996.00	for first 1,000 sq ft + .004 hrs ea add sq ft
Single Family Tracts 1 Story	9.00	BPME	\$1,494.00	for first 2,000 sq ft + .003 hrs ea add sq ft
Single Family Tracts – 2 Story	10.0	BPME	\$1,660.00	for first 2,000 sq ft + .003 hrs ea add sq ft
Custom Homes – 1 Story	12.0	BPME	\$1,992.00	for first 2,000 sq ft + .003 hrs ea add sq ft
Custom Homes – 2 Story	13.0	BPME	\$2,158.00	for first 2,000 sq ft + .003 hrs ea add sq ft
Modular Home	5.00	BPE	\$830.00	for first 1,000 sq ft + .03 hrs ea add sq ft
<u>MF Garage</u>	<u>Base Hrs</u>		<u>Base Fee</u>	
Attached Framed	2.00	B	\$332.00	for first 500sq ft + .0015 hrs ea add sq ft
Attached Masonry	3.00	B	\$498.00	for first 500sq ft + .002 hrs ea add sq ft
Attached Open Carport	1.5	B	\$249.00	for first 500 sq ft + .0015 hrs ea add sq ft
Detached Framed	2.0	B	\$332.00	for first 500 sq ft + .0015 hrs ea add sq ft
Detached Masonry	3.0	B	\$498.00	for first 500 sq ft + .002 hrs ea add sq ft
Detached Open Carport	1.5	B	\$249.00	for first 500 sq ft + .0015 hrs ea add sq ft
Type I Closed	20.0	BPME	\$3,320.00	for first 15,000 sq ft + .001 hrs ea add sq ft
Type I Closed Sprinklers	20.0	BPME	\$3,320.00	for first 15,000 sq ft + .001 hrs ea add sq ft
Type I Open	18.0	BPE	\$2,916.00	for first 15,000 sq ft + .001 hrs ea add sq ft
Type I Open sprinklers	18.0	BPE	\$2,916.00	for first 15,000sq ft + .001 hrs ea add sq ft

Building Residential Permit Fee Table (continued)				
<u>Addition</u>	<u>Base Hrs</u>		<u>Base Fee</u>	
Habitable area added (A1)	7.00	BME	\$1,162.00	for first 500 sq ft + .003 hrs ea add sq ft
Habitable area added (A2)	8.50	BME	\$1,411.00	for first 500 sq ft + .003 hrs ea add sq ft
Complete Rebuilds-1 Story	12.0	BPME	\$1,992.00	for first 2000 sq ft + .003 hrs ea add sq ft
Complete Rebuilds-2 Story	13.0	BPME	\$2,158.00	for first 2000 sq ft + .003 hrs ea add sq ft
Pool Cabana	8.5	BPME	\$1,411.00	for first 500 sq ft + .003 hrs ea add sq ft
Unfinished Basement to Build	3.5	B	\$581.00	for first 500 sq ft + .003 hrs ea add sq ft
Unfinished Basement to Finish	4.0	BME	\$664.00	for first 500 sq ft + .003 hrs ea add sq ft
Unfinished Room to Build	3.5	B	\$581.00	for first 500 sq ft + .003 hrs ea add sq ft
Unfinished Room to Finish	4.0	BME	\$664.00	for first 500 sq ft + .003 hrs ea add sq ft
<u>Alterations</u>	<u>Base Hrs</u>	<u>Trades</u>	<u>Base Fee</u>	<u>Size and Trade Modifiers</u>
Alteration Structural	3.00	B	\$498.00	for first 500 sq ft + .0015 hrs ea add sq ft
Alteration Nonstructural	2.00	B	\$332.00	for first 500 sq ft + .0015 hrs ea add sq ft
Attic Conversion	4.00	BME	\$664.00	for first 500 sq ft + .0015 hrs ea add sq ft
Awnings Aluminum	0.50	B	\$83.00	for the first 1 + .1665 hrs ea add item
Awnings Canvas	0.50	B	\$83.00	for the first 1 + .1665 hrs ea add item
Balcony	2.00	B	\$332.00	for the first 500 + .0015 hrs ea add sq ft
Bath Major Alt (fixtures moved)	3.00	BPME	\$498.00	for the first 1 + 1.00 hrs ea add item
Bath Minor Alts	1.5	BPME	\$249.00	for the first 1 + 1 hr ea add item
Bay windows #	1.00	B	\$166.00	for the first 1 + 0.25 hrs ea add item
Bay windows # (w/Floor)	3.00	B	\$498.00	for the first 1 + 0.5 hrs ea add item
Covered Porches	2.50	B	\$415.00	for first 500 sq ft + .0015 hrs ea add sq ft
Decks 1 Story	1.00	B	\$166.00	for first 500 sq ft + .0015 hrs ea add sq ft
Decks 2nd Story	2.00	B	\$332.00	for first 500 sq ft + .0015 hrs ea add sq ft
Dishes >2'#	0.50	B	\$83.00	for the first 1 + 0.25 hrs ea add item
Fireplace (chimney rebuild) #	1.00	B	\$166.00	for the first 1 + 0.5 hrs ea add item
Fireplace (complete rebuild) #	2.00	B	\$332.00	for the first 1 + 1 hr ea add item
Foundation Bolting (Ln Ft)	1.00	B	\$166.00	for first 100 sq ft + .0015 hrs ea add sq ft
Foundation Pier Blocks (each)	1.00	B	\$166.00	for the first 10 + .0415 hrs ea add item
Foundation Pier Posts (each)	1.00	B	\$166.00	for the first 10 + .0155 hrs ea add item
Foundation Repairs (Ln Ft)	1.50	B	\$249.00	for first 100 sq ft + .0015 hrs ea add sq ft
Garage Conversions	3.50	BME	\$581.00	for first 500 sq ft + .003 hrs ea add sq ft
Kitchens Major (Struct Alt)	3.00	BPME	\$498.00	for the first 1 + 0.2 hrs ea add item
Kitchens Minor	2.00	BPME	\$332.00	for the first 1 + 1 hr ea add item
Patio Covers (lattice)	0.50	B	\$83.00	for first 500 sq ft + .0015 hrs ea add sq ft
Patio Covers (metal)	0.50	B	\$83.00	for first 500 sq ft + .0015 hrs ea add sq ft
Patio Covers (wood)	1.00	B	\$166.00	for first 500 sq ft + .0015 hrs ea add sq ft
Residing/Stucco	1.50	BE	\$249.00	
Roof structural replacement	2.50	B	\$415.00	for first 500 sq ft + .001 ea add sq ft
Screen Room (2 sided)	1.50	BE	\$249.00	for first 500 sq ft + .0015 hrs ea add sq ft
Screen Room (3 sided)	1.50	BE	\$249.00	for first 500 sq ft + .0015 hrs ea add sq ft
Skylights domes #	0.50	B	\$83.00	for the first 1 + .0835 hrs ea add item
Skylights non-structural #	1.00	B	\$166.00	for the first 1 + .1665 hrs ea add item
Skylights structural #	1.00	B	\$166.00	for the first 1 + .25 hrs ea add item
Walls (bearing)	2.00	BE	\$332.00	for first 500 sq ft + .0015 hrs ea add sq ft
Walls (non-bearing)	1.50	BE	\$249.00	for first 500 sq ft + .0015 hrs ea add sq ft
Walls (plumbing)	2.00	BPE	\$332.00	for first 500 sq ft + .0015 hrs ea add sq ft
Windows/Doors #	2.00	B	\$332.00	for the first 1 + .0835 hrs ea add item
Work Shop	2.00	B	\$332.00	for first 500 sq ft + .003 hrs ea add sq ft

Building Residential Permit Fee Table (continued)				
<u>RS Garage</u>	<u>Base Hrs</u>	<u>Trades</u>	<u>Base Fee</u>	<u>Size and Trade Modifiers</u>
Attached Framed	2.00	B	\$332.00	for first 500 sq ft + .0015 hrs ea add sq ft
Attached Masonry	3.00	B	\$498.00	for first 500 sq ft + .0015 hrs ea add sq ft
Attached Open Carport	1.50	B	\$249.00	for first 500 sq ft + .0015 hrs ea add sq ft
Detached Framed	2.00	B	\$332.00	for first 500 sq ft + .0015 ea add sq ft
Detached Masonry	3.00	B	\$498.00	for first 500 sq ft + .0015 hrs ea add sq ft
Detached Open Carport	1.50	B	\$249.00	for first 500 sq ft + .0015 hrs ea add sq ft
Garage Move	1.50	B	\$249.00	for first 500 sq ft + .0015 hrs ea add sq ft
<u>Accessory Site</u>				
Antenna Tower <=30'	1.00	B	\$166.00	for the first 1 + .25 hrs ea add item
Antenna Tower >30'	1.00	B	\$166.00	for the first 1 + .25 hrs ea add item
Accessory Structure (wood)	2.00	B	\$332.00	for first 500 sq ft + .0015 hrs ea add sq ft
Accessory Structure (masonry)	3.00	B	\$498.00	for first 500 sq ft + .0015 hrs ea add sq ft
Decks Detached	1.00	B	\$166.00	for the first 500 sq ft + .0015 ea add sq ft
Dishes >2'#	0.50	B	\$83.00	for the first 1 + .25 hrs ea add item
Fence (masonry)	1.50	B	\$249.00	for first 1,000 sq ft + .001 hrs ea add sq ft
Fence (wood, chain link)	1.00	B	\$166.00	for first 1,000 sq ft + .0005 hrs ea add sq ft
Fence (wrought Iron)	1.00	B	\$166.00	for first 1,000sq ft + .0005 hrs ea add sq ft
Patio Covers (lattice)	1.00	B	\$166.00	for first 500 sq ft + .0015 hrs ea add sq ft
Patio Covers (metal)	1.00	B	\$166.00	for first 500 sq ft + .0015 hrs ea add sq ft
Patio Covers (wood)	1.00	B	\$166.00	for first 500 sq ft + .0015 hrs ea add sq ft
Retaining walls (masonry)	2.00	B	\$332.00	for first 500 sq ft + .001 hrs ea add sq ft
Retaining walls (wood)	1.50	B	\$249.00	for first 500 sq ft + .001 hrs ea add sq ft
Spa/Hot Tub (plaster)	3.00	BPE	\$498.00	for first 500 sq ft + .0015 hrs ea add sq ft
Storage Shed (masonry)	3.00	B	\$498.00	for first 500 sq ft + .0015 hrs ea add sq ft
Storage Shed (wood)	2.00	B	\$432.00	for first 500 sq ft + .0015 hrs ea add sq ft
Swimming pool (Fiberglass)	2.50	BPE	\$415.00	for first 500 sq ft + .0015 hrs ea add sq ft
Swimming pool (plaster)	3.00	BPE	\$498.00	for first 500 sq ft + .0015 hrs ea add sq ft
Swimming pool (vinyl)	2.50	BPE	\$415.00	for first 500 sq ft + .0015 hrs ea add sq ft
<u>Move</u>				
House Move	7.50	BPME	\$1,245.00	for first 1,000 sq ft + .03 hrs ea add sq ft

**Application of table** - The above table is based on an assumed average inspections hours per category and a billable hourly rate of \$166.00 an hour. The total hours purchased (fee paid/\$166.00) will limit available inspection service allowed. If additional categories are identified that are not listed above the same fee methodology will be applied.

**PLUMBING, MECHANICAL AND ELECTRICAL PERMITS**

Plumbing, Mechanical and Electrical permits that are not part of the Residential combination permit will be based on either square footage or itemized fixtures. The fixtures tables should be used when there is no identifiable square footage.

**Plumbing, Mechanical and Electrical Permits by Square Footage**

<b>Category</b>	<b><u>Cost per Trade* fee per square ft.</u></b>	<b><u>Minimum Assessed Fee</u></b>
Assembly Occupancies	\$ 0.10	\$332.00
Hazardous Use	\$ 0.22	\$332.00
Hotel/Motel	\$ 0.10	\$332.00
Kitchen	\$ 0.22	\$332.00
Manufacturing	\$ 0.15	\$249.00
Medical/Dental Offices	\$ 0.15	\$332.00
Offices/Shell Speculative Uses	\$ 0.06	\$249.00
Parking Structure	\$ 0.01	\$249.00
Repair Garage, Gas Station	\$ 0.22	\$332.00
Research and Development	\$ 0.15	\$332.00
Restaurant/Market	\$ 0.22	\$332.00
Restrooms	\$ 0.22	\$249.00
Store/Retail	\$ 0.15	\$249.00
Server Farm	\$ 0.15	\$249.00
Warehouses	\$ 0.04	\$249.00
All Other	\$ 0.12	\$249.00

- Note: In unusual cases involving the installation of special items, the Building Official may assess the fees based on other methods prescribed in the fee resolution.



Electrical Fixture Table		
<u>Item</u>	<u>Unit Fee</u>	<u>Minimum Permit Fee</u>
Add Air Conditioning	\$55.00	\$83.00
Annual Maintenance Fee, Elect	\$1,992.00	\$1,992.00
Appliance New	\$28.00	\$83.00
Appliance, Replacement	\$28.00	\$83.00
Appliance Replacement (Multi Unit)	\$28.00	\$83.00
Billboards	\$166.00	\$166.00
Damage Survey Inspection	\$83.00	\$83.00
Elect By Inspection	\$83.00	\$83.00
Elect Equipment Reinstall (w/reroof)	\$28.00	\$83.00
Elect Repair (w/reroof)	\$28.00	\$83.00
Generators up to 5KW	\$28.00	\$83.00
Generators up to 10KW	\$41.50	\$83.00
Generators up to 150KW	\$83.00	\$83.00
Generators over 150KW	\$83.00	\$138.00
Landscape Partitions (per connection)	\$14.00	\$83.00
Light fixtures (New)	\$14.00	\$83.00
Light Fixtures (Replacement)	\$14.00	\$83.00
Light Poles	\$55.00	\$249.00
Motors up to 1/2HP	\$14.00	\$69.00
Motors up to 10HP	\$28.00	\$83.00
Motors up to 25HP	\$41.50	\$83.00
Motors up to 40HP	\$55.00	\$83.00
Motors up to 55HP	\$69.00	\$883.00
Motors up to 75HP	\$83.00	\$83.00
Motors over 75HP	\$110.00	\$166.00
Panel, Panelboards, Switchboard, Etc.	\$41.50	\$83.00
Photovoltaic System (Single Family)	\$166.00	\$166.00
Photovoltaic System (Multi Fam/Com/Ind)	\$166.00	\$360.00
Receptacles/Switches, New	\$14.00	\$69.00
Receptacles/Switches, Replacement	\$14.00	\$69.00
Service/Survey 1 meter up to 200A	\$55.00	\$83.00
Service/Survey 1 meter to 600A	\$83.00	\$110.00
Service/Survey 1 meter up to 1,200A	\$110.00	\$221.00
Service/Survey 1 meter up to 1,800A	\$110.00	\$221.00
Service/Survey 1 meter to 2,500A	\$166.00	\$333.00
Service/Survey 1 meter over 2,500A	\$166.00	\$333.00
Service/Survey additional meter	\$14.00	\$69.00
Signs/Outline Lighting	\$28.00	\$83.00
Solar System (Hot Water)	\$83.00	\$83.00
Spa/Hot tub Package Unit	\$83.00	\$110.00
Special Circuits	\$55.00	\$83.00
Spray Booth	\$166.00	\$166.00
Swimming Pool Bond only	\$55.00	\$83.00
Temporary Power 1 meter up to 200A	\$83.00	\$83.00
Temporary Power 1 meter up to 600A	\$83.00	\$110.00
Temporary Power 1 meter over 600A	\$110.00	\$138.00
Transformers up to 5KVA	\$28.00	\$83.00
Transformers up to 10KVA	\$41.50	\$83.00
Transformers up to 150KVA	\$110.00	\$138.00
Transformers over 150KVA	\$166.00	\$166.00
Welding outlets	\$28.00	\$69.00

Mechanical Fixture Table		
<u>Item</u>	<u>Unit Fee</u>	<u>Minimum Permit Fee</u>
Add Air Conditioning	\$28.00	\$69.00
Annual Maintenance Fee	\$1,992.00	\$1,992.00
Appliance, New	\$28.00	\$69.00
Appliance, Replacement	\$28.00	\$69.00
Appliance, Replacement, Multi-Unit	\$28.00	\$69.00
Cooling Tower	\$166.00	\$166.00
Condensate Waste and/or Inlet Drain	\$28.00	\$69.00
Decorative Gas Appliance	\$41.50	\$69.00
Dry Well/French Drains	\$28.00	\$69.00
Ducts/Flues Alteration	\$28.00	\$69.00
Evaporative Cooler	\$41.50	\$83.00
Exhaust Duct (type 2)	\$55.00	\$83.00
Exhaust Fan	\$28.00	\$69.00
Exhaust Hood	\$166.00	\$249.00
Fan Coil	\$41.50	\$83.00
Furnace, New	\$55.00	\$166.00
Furnace Replacement	\$55.00	\$138.00
Furnace, Replacement (SFR)	\$55.00	\$138.00
Gas Line New or Extension (Rough and Final)	\$28.00	\$83.00
Gas Line New or Extension (Final)	\$28.00	\$83.00
Gas Line Retest	\$28.00	\$83.00
Heating and Cooling App to 500K BTU	\$28.00	\$83.00
Heating and Cooling App to 1000K BTU	\$28.00	\$83.00
Heating and Cooling App to 1750K BTU	\$28.00	\$83.00
Heating and Cooling App over 1750K BTU	\$28.00	\$83.00
Heat Pump (includes condensate)	\$28.00	\$83.00
Mechanical By Inspection	\$83.00	\$83.00
Mech Equipment Reinstallation (w/reroof)	\$28.00	\$83.00
Mech Repair (w/reroof)	\$28.00	\$83.00
Product Conveying System	\$166.00	\$194.00
Spray Booth	\$166.00	\$194.00

Plumbing Fixture Table		
<u>Item</u>	<u>Unit Fee</u>	<u>Minimum Permit Fee</u>
Annual Maintenance Fee	\$1,992.00	\$1,992.00
Backflow or Vacuum Breaker	\$28.00	69.00
Boiler	\$83.00	\$194.00
Chemical Waste Piping	\$28.00	\$221.00
Chemical Waste Treatment System	\$110.00	\$221.00
Chemical Waste Secondary Containment	\$110.00	\$166.00
Condensate Waste and/or Inlet Drain	\$28.00	\$69.00
Dry Well/French Drains	\$28.00	\$69.00
DWV/Water Alteration	\$28.00	\$69.00
Fixture, New	\$28.00	\$207.00
Fixture, Single Replacement	\$28.00	\$69.00
Fixture, Multiple Replacements	\$28.00	\$69.00
Gas, Earthquake Valve	\$28.00	\$69.00
Gas Log Lighter	\$28.00	\$69.00
Gas Piping New or Extension (Final)	\$28.00	\$83.00
Gas Piping New or Extension (Rough and Final)	\$28.00	\$83.00
Gas Retest	\$41.50	\$83.00
Grease Trap	\$83.00	\$194.00
Indirect Waste	\$28.00	\$69.00
Interceptor	\$83.00	\$194.00
Lift Station	\$55.00	\$138.00
Plumb by Inspection	\$83.00	\$83.00
Property Line Clean Out	\$28.00	\$69.00
Re-Pipe	\$55.00	\$110.00
Re-Pipe W/Gyp Repair	\$110.00	\$332.00
Re-Pipe W/Gyp and Shear Repair	\$166.00	\$415.00
Re-Pipe W/Shear Repair	\$110.00	\$332.00
Roof Drain/Rainwater Leaders	\$28.00	\$83.00
Sanitary Sewer Disposal System	\$83.00	\$166.00
Sanitary or Storm Sewer Manhole	\$28.00	\$83.00
Sanitary Sewer per Building	\$28.00	\$83.00
Sanitary Sewer (common lateral)	\$28.00	\$83.00
Sanitary Sewer Plug	\$28.00	\$69.00
Sanitary Sewer, Replacement	\$28.00	\$83.00
Sanitary or Storm Sewer Connection	\$55.00	\$83.00
Septic Tank/Abatement/Sewer Survey	\$83.00	\$166.00
Solar Systems	\$55.00	\$83.00
Steam/Hot Water System (Hydronics)	\$55.00	\$166.00
Storm Sewer Inlets	\$28.00	\$69.00
Storm Sewer Area Drains	\$28.00	\$69.00
Water Heater, New	\$28.00	\$84.00
Water Heater, Replacement	\$28.00	\$84.00
Water Heater, Replacement (SFR)	\$28.00	\$84.00
Water Service (per outlet)	\$28.00	\$69.00
Water Service Replacement	\$28.00	\$69.00
Water Treatment Equipment	\$28.00	\$69.00

<b>NON RESIDENTIAL BUILDING PERMITS - BASED ON VALUATION</b>	
Valuation is based on City calculated value or the contract value whichever is greater. Valuation is also used to determine development taxes. The table on Page 13 is used to determine calculated value for Non Residential (Commercial/Industrial) Projects.	
<b>TOTAL VALUATION</b>	<b>FEE</b>
\$1 to \$1,220	\$83.00
\$1,221 to \$2,000	\$83.00 for the first \$1,220.00 plus \$3.50 for each additional \$100.00 or fraction thereof
\$2,001 to \$25,000	\$110.30 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00 or fraction thereof
\$25,001 to \$50,000	\$432.30 for the first \$25,000.00 plus \$10.10 for each additional \$1,000.00 or fraction thereof
\$50,001 to \$100,000	\$684.80 for the first \$50,000.00 plus \$7.00 for each additional \$1,000.00 or fraction thereof
\$100,001 to \$500,000	\$1034.80 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00 or fraction thereof
\$500,001 to \$1,000,000	\$3274.80 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00 or fraction thereof
\$1,000,001 and up	\$5649.80 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00 or fraction thereof

Non-Residential (Commercial/Industrial) Square Foot Minimum Valuation Table										
Use	Base Line	I FR & II FR	II 1-HR	II N II 1-HR Sprinkler Substitute	III 1-HR	III N III 1-HR Sprinkler Substitute	IV	V 1-HR	VN VI-HR Sprinkler Substitute	Sub-Trade Fees per sq. ft. for each Trade
Agricultural	Warehouse	49.40	29.30	27.50	33.20	31.60	29.30	29.30	27.50	0.04
Aircraft Repair Hanger	Industrial	56.90	39.60	36.40	43.60	41.10	41.10	41.10	37.60	0.15
Amusement Park	Contract only	Contract Value	Contract Value	Contract Value	Contract Value	Contract Value	Contract Value	Contract Value	Contract Value	0.12
Antenna/cell site	Industrial	56.90	39.60	36.40	43.60	41.10	41.10	41.10	37.60	0.22
Auditorium/Assembly		104.80	75.90	71.80	79.80	75.70	76.30	76.30	71.20	0.10
Bank		148.10	109.10	105.60	120.40	116.10	109.10	109.10	104.50	0.06
Bowling Alley		68.34	51.00	47.60	55.50	51.90	37.40	37.40	36.65	0.12
Cafeteria	Restaurant	120.42	90.09	81.17	97.40	94.10	89.20	89.20	85.70	0.22
Canopy Building				28.00					28.00	0.04
Church		99.20	74.50	70.80	81.00	77.40	75.70	75.70	71.20	0.10
Day Care	School	111.20	75.90	69.25	81.20	78.10	76.10	76.10	72.60	0.10
Dry Cleaning	Store/Retail	82.40	50.40	49.30	61.30	57.50	51.60	51.60	47.70	0.15
Food Manufacturing	Industrial	56.90	39.60	36.40	43.60	41.10	41.10	41.10	37.60	0.15
Hazardous	Industrial	56.90	39.60	36.40	43.60	41.10	41.10	41.10	37.60	0.22
Health Club	Auditorium	104.80	75.90	71.80	79.80	75.70	76.30	76.30	71.20	0.10
Homes for Elderly		103.70	84.20	80.60	87.70	84.10	84.70	84.70	81.80	0.10
Hotel Motel		101.00	76.96	69.34	87.50	83.40	76.20	76.20	74.70	0.10
Industrial/Manufacturing		56.90	39.60	36.40	43.60	41.10	41.10	41.10	37.60	0.15
Laundromat	Store/Retail	82.40	50.40	49.30	61.30	57.50	51.60	51.60	47.70	0.22
Market	Store/Retail	82.40	50.40	49.30	61.30	57.50	51.60	51.60	47.70	0.22
Medical/Dental Office	Medical	119.50	92.20	87.60	100.00	93.10	90.20	90.20	87.00	0.15
Office		106.80	71.50	68.10	77.20	73.80	72.30	72.30	68.10	0.06
Preschool	School	111.20	75.90	69.25	81.20	78.10	76.10	76.10	72.60	0.10
Closed Public Parking Garage		48.90	34.04	28.00	37.00	32.90	33.70	33.70	33.03	0.01
Open Public Park Garage		36.70								0.01
R and D Lab	Office	106.80	71.50	68.10	77.20	73.80	72.30	72.30	68.10	0.15
Recreational Bldg.	Auditorium	104.80	75.90	71.80	79.80	75.70	76.30	76.30	71.20	0.10
Repair Garage	Service Station	80.60	60.30	67.20	70.10	63.28	59.70	59.70	58.51	0.22
Restaurant		120.42	90.09	81.17	97.40	94.10	89.20	89.20	85.70	0.22
School		111.20	75.90	69.25	81.20	78.10	76.10	76.10	72.60	0.10
Server Farm	Office	106.80	71.50	68.10	77.20	73.80	72.30	72.30	68.10	0.15
Service Station (Gasoline)		80.60	60.30	67.20	70.10	63.28	59.70	59.70	58.51	0.22
Semiconductor Fab	Industrial	56.90	39.60	36.40	43.60	41.10	41.10	41.10	37.60	0.12
Shell Building	Office	106.80	71.50	68.10	77.20	73.80	72.30	72.30	68.10	0.06
Shopping Mall	Store/Retail	82.40	50.40	49.30	61.30	57.50	51.60	51.60	47.70	0.15
Stadium	Assembly	104.80	75.90	71.80	79.80	75.70	76.30	76.30	71.20	0.12
Store/Retail		82.40	50.40	49.30	61.30	57.50	51.60	51.60	47.70	0.15
Temporary Use		Contract Value	Contract Value	Contract Value	Contract Value	Contract Value	Contract Value	Contract Value	Contract Value	0.12
Theater		109.80	76.05	68.52	80.00	76.20	75.30	75.30	71.20	0.12
Tilt up Office						57.01				0.06
Tilt up Warehouse						30.00				0.04
Warehouse storage		49.40	29.30	27.50	33.20	31.60	29.30	29.30	27.50	0.04
Woodworking	Industrial	56.90	39.60	36.40	43.60	41.10	41.10	41.10	37.60	0.15
Regional modifier 1.16										
Sprinkler add \$2.60										
Conditioned Add 4.20										
Story add > 3 = .5% per story										
TI = 23% of table values										
FI = 20% of table values										

Note – Valuation to be used is total including, AC and sprinklers if utilized, story addition and regional modifier.

**REGIONAL MODIFIER:** The following modifier is to be used in conjunction with the building valuation data. To use this modifier, multiply the total computed listed cost per square foot by the regional modifier for San Jose. San Jose (San Francisco Bay Area) 1.16 City Ordinance Section 24.01.290 defines "value" or "valuation" as applied to a building, is the estimated cost to replace the building in kind, based on current replacement costs. But in no case, shall it be less than published valuation table above.

MISCELLANEOUS VALUATIONS	
Category	Value
Agricultural Building	\$20.00/sq. ft.
Aluminum, vinyl, wood siding (re-siding) and stucco/re-stucco	\$6.75/sq. ft.
<b>Antennas</b>	
Towers	\$3,355.00/each
Dish, greater than 2' Diameter w/decoder	\$4,120.00/each
<b>Awning or Canopy</b>	
Aluminum	\$21.50/sq. ft.
Canvas	\$9.75/sq. ft.
Balcony, Covered Porch	\$18.50/sq. ft.
Decks (Wood)	\$12.25/sq. ft.
<b>Fence or Freestanding wall</b>	
Wood or chain link	\$3.50/sq. ft.
Masonry	\$10.25/sq. ft.
Wrought iron	\$6.75/sq. ft.
<b>Fireplaces (Masonry)</b>	
Repair	\$1,685.00
Replacement	\$4,445.00
<b>Retaining wall</b>	
Concrete or masonry	\$18.00/sq. ft.
Wood	\$5.75/sq. ft.
Roof Structure Replacement	\$14.75/sq. ft.
Plumbing wall	\$27.50/sq. ft.
Nonbearing wall	\$13.75/sq. ft.
Bearing wall	\$16.50/sq. ft.
T-bar ceiling	\$3.50/sq. ft.
<b>Restroom addition:</b>	
Lavatory	\$1,955.00/each
Toilet	\$2,605.00/each
Shower	\$2,605.00/each
<b>Commercial Tenant Improvement</b>	
Retail Tenant Improvement (for type VN construction)	\$13.75/sq. ft. min.
Office Tenant Improvement (for type VN construction)	\$18.00/sq. ft. min.
For other types of construction refer to Policy SJMC 2402.400 Table 1A.	
<b>Skylights</b>	
Dome/Tube	\$870.00/each
No structural frame modifications	\$1,735.00/each
All others	\$2,880.00/each

### RESIDENTIAL BUILDING PERMIT VALUATION

The following valuation table is utilized to determine valuation for residential development taxes only

1,2 and non rated wood frame multi-family residences			\$67.50/sq. ft.
Additions (and recreation room detached)			\$67.50/sq. ft.
Accessory/garage/workshop (attached or detached) wood frame			\$24.50/sq. ft.
Accessory/garage (attached or detached) masonry			\$27.50/sq. ft.
Open Carports			\$19.50/sq. ft.
Type I Open Garage			\$37.40/sq. ft.
Type I Closed Garage			\$40.90/sq. ft.
Type I Open Garage with Sprinklers			\$40.00/sq. ft.
Type I Closed Garage with Sprinklers			\$43.50/sq. ft.
To build an unfinished room	\$34.75/sq. ft.	to finish	\$32.75/sq. ft.
Basement - to build semi-finished	\$20.50/sq. ft.	to finish	\$47.00/sq. ft.
to build unfinished	\$15.50/sq. ft.	to finish	\$52.25/sq. ft.
Attic -		to finish	\$32.75/sq. ft.
Wood patio cover			\$12.25/sq. ft.
Metal patio cover			\$8.25/sq. ft.
3 side screen room (metal or wood)			\$18.50/sq. ft.
2 side screen room (metal or wood)			\$16.50/sq. ft.
Patio cover lattice roof			\$6.75/sq. ft.
Swimming pool/Spa (plaster)			\$29.25/sq. ft.
(vinyl/fiberglass)			\$20.00/sq. ft.
Interior alteration - as per bid/or the following min.			
- If no structural work is being done			\$32.75/sq. ft.
- If structure is being altered			53.75/sq. ft.
Min valuation for a kitchen minor alteration			\$10,000.00 each
Min valuation for a kitchen major alteration			\$20,000.00 each
Min valuation for bathroom minor alteration			\$5,000.00 each
Min valuation for bathroom major alteration			\$10,000.00 each
Doors and Windows			\$515.00 each
Bay Windows			\$2,555.00 each
Bay Windows with floor			\$5,000.00 each
House Move			\$32.75/sq. ft.
Garage Move			\$12.25/sq. ft.

<b>BUILDING PLAN REVIEW SERVICES</b>	
Non –Residential Plan Review	72% of the building permit fee. (Review time is limited to the hours paid after 2 hours in the second cycle) additional review time \$170.00 per hour
Residential Plan Review	\$170.00 per hour or the fees listed in the Residential Plan Review Fee Table. The initial plan review fee assessed covers all staff hours spent in the initial plan review (1 <sup>st</sup> cycle) plus 2 hours of additional time for review of resubmitted plans (2 <sup>nd</sup> cycle). Additional review time after that is assessed at \$170.00 per hour
Factory built dwelling or mobile home	\$170.00 per hour review time
Energy Conservation surcharge (utilized for Title 24 energy regulation review)	12% of the building permit fee
Subdivisions Plot Review	\$170.00 per hour (15 minutes minimum)
Express Plan Review	1.5 times the current plan review hourly rate applied to actual hours expended
Intermediate Plan Review	1.5 times the current plan review hourly rate applied to actual hours expended with a minimum of regular plan review fee charged at submission
Coordinated Plan Review	1.5 times the current plan review hourly rate applied to actual hours expended or \$1,000.00 whichever is greater with a minimum of regular plan review fee charged at submission
Plan Review Re-filing Fee	\$170.00 per hour (1 hour minimum)
Condominium Conversion	\$170.00 per hour
Accessibility Exemption Application (Unreasonable Hardship)	\$170.00 per application
Alternate Materials and Methods Requests	\$510.00 per application plus \$170.00 per hour after first three hours of analysis
Master File Plan Review (pools, sound walls, patio covers, screen rooms etc.)	\$170.00 per hour (minimum charge - 1/2 hour)

<b>Complexity Surcharge Fees( Do not Apply to any Expedited Reviews)</b>	
Historic	\$170.00 per hour (1/2 hr Min)
Geohazard Zone	\$170.00 per hour (1/2 hr Min)
Seismic Hazards	\$170.00 per hour (1/2 hr Min)
Flood Zone	\$170.00 per hour (1/2 hr Min)
Planning Adjustment Review	\$170.00 per hour (1/2 hr Min)
Planning Conformance Review	\$170.00 per hour (1/2 hr Min)
Soils Report	\$170.00 per hour (1/2 hr Min)
Fire Review	\$170.00 per hour (1/2 hr Min)
ADA Accessibility	\$170.00 per hour (1 hr Min)
Structural Calculation	\$170.00 per hour (1 hr Min)
Fire Protection	\$170.00 per hour (1 hr Min)
Exiting	\$170.00 per hour (1 hr Min)



**Residential Plan Review Table**

Plan Review Base Fees are based on the average number of staff hours required to complete the project. \*Maximum fee caps (Max Cap) apply when multiple additions or alterations listed in this table are combined into a single permit

<u>Category</u>	<u>Hours</u>	<u>Base Fee</u>	<u>Size and Trade Modifiers</u> <u>(additional increment in hours)</u>
<b><u>*Single Family Max Cap</u></b>			
Single Family Tracts - 1 Story	10	\$1,700.00	
Single Family Tracts - 2 Story	14	\$2,380.00	
Custom Homes - 1 Story	12	\$2,040.00	
Custom Homes - 2 Story	16	\$2,720.00	
<b><u>*Add/Alt Combo Max Caps</u></b>			
Alteration (A1) Cap	4	\$680.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Addition (A1) Cap	5	\$850.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Add/Alt (A1) Cap	6	\$1,020.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Alteration (A2) Cap	6	\$1,020.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Addition (A2) Cap	8	\$1,360.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Add/Alt (A2) Cap	9	\$1,530.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
RS Garage Cap	6	\$1,020.00	
Accessory Cap	6	\$1,020.00	for the first 1000 sq ft +.0015 hrs for ea add sq ft
Combinations (add/alt, garage, acc) (A1)	7	\$1,190.00	for the first 1,000 sq ft +.0010 hrs fore ea add sq ft
Combinations (add/alt, garage, acc) (A2)	10	\$1,700.00	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
<b><u>New Construction Dwellings</u></b>			
Single Family Tracts (A1) - 1 Story	8	\$1,360.00	for the first 2,000 sq ft +.0010 hrs for ea add sq ft
Single Family Tracts (A2) - 2 Story	12	\$2,040.00	for the first 2,000 sq ft +.0010 hrs for ea add sq ft
Custom Homes (A1) 1 Story	9	\$1,530.00	for the first 2,000 sq ft +.0010 hrs for ea add sq ft
Custom Homes (A2) 2 Story	14	\$2,380.00	for the first 2,000 sq ft +.0010 hrs for ea add sq ft
Modular Home	6	\$1,020.00	for the first 1,500 sq ft +.0010 hrs for ea add sq ft

<u>Addition</u>			
Habitable area added (A1)	5	\$850.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Habitable area added (A2)	8	\$1,360.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Complete Rebuild (A1) - 1 Story	9	\$1,530.00	for the first 1,500 sq ft +.0010 hrs for ea add sq ft
Complete Rebuild (A2) - 2 Story	14	\$2,380.00	for the first 2,000 sq ft +.0010 hrs for ea add sq ft
Pool Cabana	5	\$850.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Unfinished Room to Build (A1)	4	\$680.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Unfinished Room to Build (A2)	7	\$1,190.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Unfinished basement to build	5	\$850.00	for the first 500 sq ft +.0010 hrs for ea add sq ft

Residential Plan Review Table (continued)			
<u>Alterations</u>	<u>Hours</u>	<u>Base Fee</u>	
Alteration Structural (A1)	3	\$510.00	for the first 500 sq ft +.0020 hrs for ea add sq ft
Alteration Structural (A2)	4	\$680.00	for the first 500 sq ft +.0020 hrs for ea add sq ft
Alteration Nonstructural	2	\$340.00	for the first 500 sq ft +.0020 hrs for ea add sq ft
Attic Conversion	4	\$680.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Awning Aluminum	1	\$170.00	
Awning Canvas	1	\$170.00	
Balcony	3	\$510.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Baths Major Alts (fixtures moved)	0.5	\$85.00	
Baths Minor Alts	0.25	\$42.50	
Bay windows #	1	\$170.00	
Bay windows # (w/Floor)	2	\$340.00	
Covered Porch	2	\$340.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Deck 1 Story	3	\$510.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Deck 2 Story	4	\$680.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Dishes >2' #	1	\$170.00	
Fireplace (chimney rebuild) #	1	\$170.00	
Fireplace (complete rebuild) #	2	\$340.00	
Foundation Bolting (LnFt)	1.5	\$255.00	for the first 200 sq ft +.0050 hrs for ea add sq ft
Foundation Pier Blocks (each)	1	\$170.00	
Foundation Repair (LnFt)	4	\$680.00	for the first 2000 sq ft +.0010 hrs for ea add sq ft
Garage Conversion	5	\$850.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Kitchens Major Alts	1	\$170.00	
Kitchens Minor Alts	0.25	\$42.50	
Patio cover (lattice)	1.5	\$255.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Patio cover (metal)	1	\$170.00	
Patio cover (wood)	2	\$340.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Residing/Stucco	1	\$170.00	
Roof structural replacement	2	\$340.00	for the first 500 sq ft +.0020 hrs for ea add sq ft
Screen Room (2 sided)	4	\$680.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Screen Room (3 sided)	4	\$170.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Skylight dome #	0.5	\$85.00	
Skylight non-structural #	0.5	\$85.00	
Skylight structural #	1.5	\$255.00	
Unfinished basement to finish	2	\$340.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Unfinished room to finish	2	\$340.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Walls (bearing)	2	\$340.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Walls (non-bearing)	1	\$170.00	for the first 200 sq ft +.0005 hrs for ea add sq ft
Walls (plumbing)	1	\$170.00	
Windows/Doors #	1	\$170.00	
Work Shop	3	\$510.00	for the first 500 sq ft +.0020 hrs for ea add sq ft

Residential Plan Review Table (continued)			
<u>RS Garage</u>	<u>Hours</u>	<u>Base Fee</u>	
Attached Framed	3	\$510.00	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Attached Masonry	4	\$680.00	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Attached Open Carport	2	\$340.00	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Detached Framed	3	\$510.00	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Detached Masonry	4	\$680.00	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Detached Open Carport	2	\$340.00	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
Garage Move	3	\$510.00	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
<u>Accessory Site</u>			
# Antenna Tower <=30'	2	\$340.00	0.50 hr for each additional antenna tower
# Antenna Tower >30'	3	\$510.00	0.50 hr for each additional antenna tower
Accessory Structure (Wood)	3	\$510.00	for the first 500 sq ft +.0020 hrs for ea add sq ft
Accessory Structure (Masonry)	4	\$680.00	for the first 500 sq ft +.0020 hrs for ea add sq ft
Deck Detached	3	\$510.00	for the first 500 sq ft +.0020 hrs for ea add sq ft
Dishes >2' #	0.5	\$85.00	
Fence (masonry)	1	\$170.00	for the first 1,000 sq ft +.0005 hrs for ea add sq ft
Fence (wood, chain link)	1	\$170.00	for the first 1,000 sq ft +.0005 hrs for ea add sq ft
Fence (wrought Iron)	1	\$170.00	for the first 1,000 sq ft +.0005 hrs for ea add sq ft
Patio cover (lattice)	1.5	\$255.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Patio cover (metal)	1	\$170.00	
Patio cover (wood)	2	\$340.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Residing/Stucco			for the first 500 sq ft +.0010 hrs for ea add sq ft
Retaining wall (masonry)	3	\$510.00	for the first 1,000 sq ft +.0010 hrs for ea add sq ft
Retaining wall (wood)	3	\$510.00	for the first 1,000 sq ft +.0010 hrs for ea add sq ft
Spa/Hot Tub (Plaster)	1	\$170.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Storage Shed (masonry)	4	\$680.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Storage Shed (wood)	3	\$510.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Swimming pool (Fiberglass)	1	\$170.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
Swimming pool (plaster)	4	\$680.00	for the first 500 sq ft +.0030 hrs for ea add sq ft
Swimming pool (vinyl)	1	\$170.00	for the first 500 sq ft +.0010 hrs for ea add sq ft
<u>Move</u>			
House Move (A1) 1 Story	5	\$850.00	for the first 1,000 sq ft +.0020 hrs for ea add sq ft
House Move (A2) 2 Story	8	\$1,360.00	for the first 1,000 sq ft +.0020 hrs for ea add sq ft

**PLUMBING AND MECHANICAL PLAN REVIEW FEES**

Plumbing	25% of the plumbing permit fee or \$170.00 per hour, whichever is greater
Mechanical	25% of the mechanical permit fee or \$170.00 per hour, whichever is greater
Expedited Reviews	
Express,	1.5 times the current plan review hourly rate applied to actual hours expended
Intermediate or Coordinated	1.5 times the current plan review hourly rate applied to actual hours expended with a minimum of regular plan review fee charged at submission

**ELECTRICAL PLAN REVIEW FEES**

Electrical	35% of the electrical permit fee
Expedited Reviews:	
Express	1.5 times the current plan review hourly rate applied to actual hours expended
Intermediate or Coordinated	1.5 times the current plan review hourly rate applied to actual hours expended with a minimum of regular plan review fee charged at submission

FIRE PLAN REVIEW AND INSPECTION FEES	
Architectural Plan Review (unlimited plan review time for the first review cycle and two hours review time for the second review cycle. Time in excess of two hours spent on plan review during the second review cycle will be billed at a rate equal to the service fee.)	44% of Building Permit Fee
Express, intermediate, STI, and coordinated plan reviews shall be charged a 50% increase in plan review fees.	1.5 times the Architectural Plan Review Fee
Architectural Inspection (inspection service for a time period equal to the inspection fee divided by the service fee. Inspection time over what has been paid by the initial fee shall be billed at a rate equal to the service fee.)	11% of Building Permit Fee
Expedited Inspection Service	\$162.00 per hour
Hazardous Materials Plan Review and Inspection	\$324.00 for the first two hours plus \$162.00 for each hour or portion thereof over two hours
Hazardous Materials Express Plan Review and Inspection	\$162.00
Variances or Alternate Materials and Methods	\$292.00 per application, for the first three hours of staff time plus \$162.00/hour for additional staff time
Temporary Certificate of Occupancy Processing	\$162.00
Subdivision Site Review	\$324.00 for the first two hours plus the hourly rate for each hour over two hours
Single Family Site Review	\$162.00 for the first hour plus the hourly rate for each hour over one hour
Single Family Site Review Inspection	\$162.00 for the first hour plus the hourly rate for each hour over one hour
Hourly Rate	\$162.00

**CITY OF SAN JOSE DEVELOPMENT TAXES**

THE FOLLOWING FEES ARE COLLECTED AT THE TIME OF PERMIT ISSUANCE:

**1. COMMERCIAL, RESIDENTIAL, MOBILE HOME PARK CONSTRUCTION TAX**

(Municipal Code, Chapter 4.47)

Applicable to Commercial and Residential Uses and Mobile Home Parks

- a) Commercial Use - 3% of the Building Valuation
- b) Residential Use - 2 3/4% of 88% of Building Valuation (2.42%)

**2. BUILDING AND STRUCTURE CONSTRUCTION TAX (Municipal Code, Chapter 4.46)**

- a) Commercial Use - 1 1/2% of the Building Valuation
- b) Industrial Use - 1% of the Building Valuation
- c) Residential Use - 1 3/4% of 88% of Building Valuation (1.54%)

**3. RESIDENTIAL CONSTRUCTION TAX (Municipal Code, Chapter 4.64)**

This tax is an additional tax equal to 120% of the Construction Tax listed in Item 4. b) below:

- 1 Family - \$180.00/unit
- 2 Family - \$136.80/unit
- 3 and 4 Family - \$122.10/unit
- 5 to 19 Family - \$99.00/unit
- 20 Family and up - \$90.00/unit

**4. CONSTRUCTION TAX (Municipal Code, Chapter 4.54)**

- a) Commercial Use, Industrial and all other non-residential uses \$.08/sq. ft. of all new building floor areas.
- b) Residential Uses
  - 1 Family - \$150.00/unit
  - 2 Family - \$114.00/unit
  - 3 and 4 Family - \$101.75/unit
  - 5 to 19 Family - \$82.50/unit
  - 20 Family and up - \$75.00/unit

**5. SMIPA (Strong Motion Instrumentation Program Assessment)**

This is a State of California fee that the City collects and submits to the State at the rate of:

- a) \$.10/\$1,000.00 Valuation for Residential (Revised 4/1/91) (.0001)
- b) \$.21/\$1,000.00 Valuation for Commercial (Revised 4/1/91) (.00021)